



## CITY OF COVINGTON

### Permit Services

16720 SE 271<sup>st</sup> Street, Suite 100  
Covington, WA 98042  
(253) 638-1110 Phone  
(253) 638-1122 Fax

## Minimum Requirements for Decks and Patio Construction Drawings

Plans are required to have the following minimum information to be accepted for plan check. Plans shall be of sufficient clarity to indicate the location, nature and extend of the work proposed shall conform to the provisions of the adopted International Codes and ordinances.

Plan sheets must be at least 8 ½" x 11" and all sheets shall be the same size. Plans shall be drawn in indelible ink. **(Plan sheets that are cut and pasted, taped, or that have been altered by any means: pen, pencil, marking pen, etc will not be accepted for plan check.)** Two (2) sets of plans, specifications and calculations are required. Applications will be reviewed for completeness. Any incomplete applications will be returned to you.

### SITE PLAN

- Scale must be 1" = 20'
- Property lines/Site dimensions
- Location of all existing structures and distance to property lines
- New vs. existing clearly marked (for remodels and additions)
- Building wall and rooflines match floor plans
- Creeks, streams, shorelines and wetlands (if applicable)
- Streets, alley, utility, access and other easements
- Driveway locations and parking design

### FOUNDATION PLANS

- All pads and dimensions
- Girders, posts, floor joists, slab

### CROSS SECTIONS

- Foundation dimensions
- Reinforcement steel shown or noted as specification on plans
- Frost depth (minimum 12")
- Framing details
- Lateral bracing
- Guardrail and handrail structural details

### **ENGINEERING (if applicable)**

Engineering must be transferred to plans, and plans and calculations shall be stamped and signed by engineer or architect. (Please check with Plans Examiner if you are not certain about requirements.)

- Foundation or retaining wall
- Overhangs or cantilevers
- Beams or columns having unusual loads
- Soils/Geotechnical report (if applicable)
- Engineered trusses, roof, or floor systems

### ■ **ELEVATIONS**

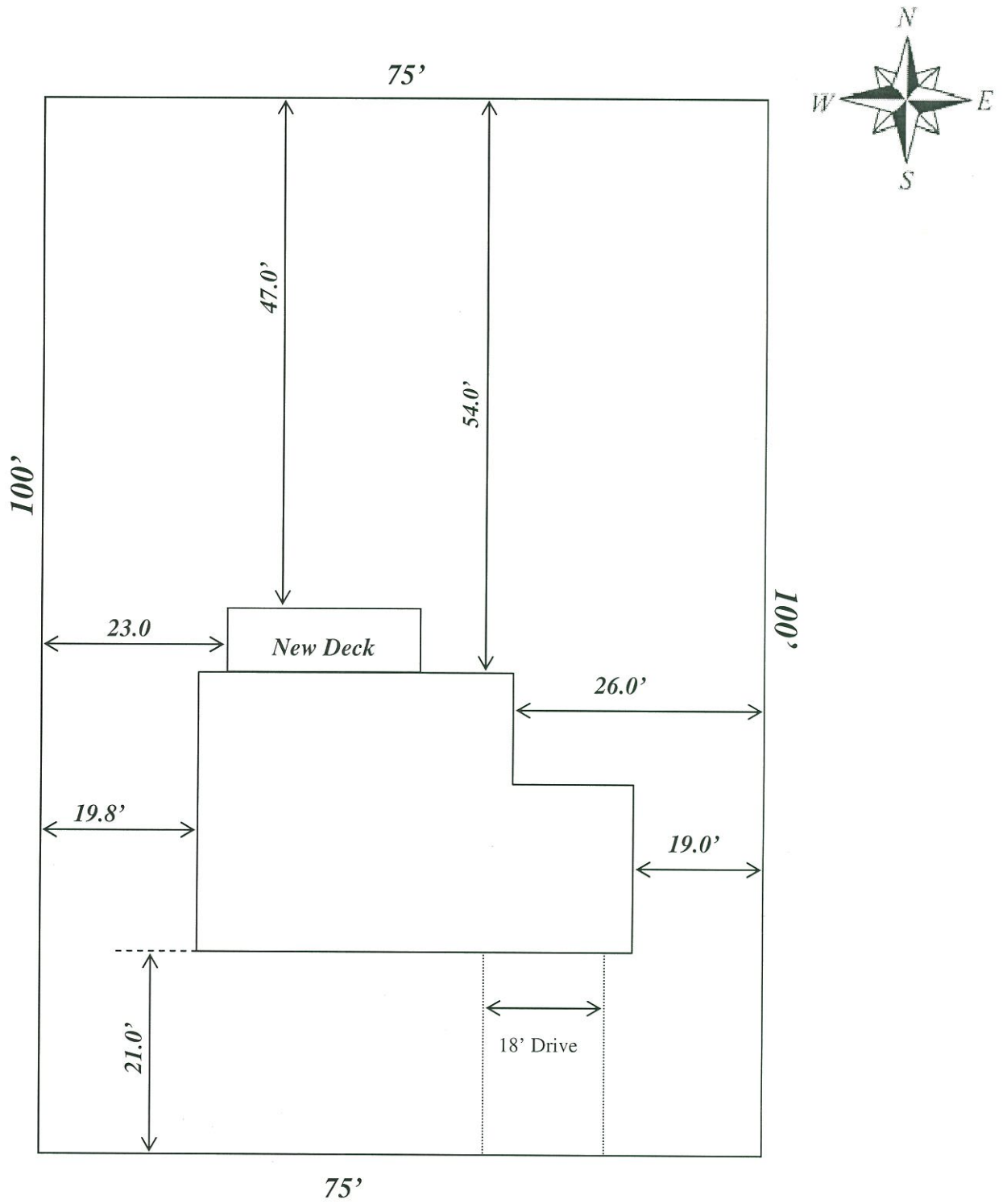
- New vs. existing clearly shown (for remodels and additions)

### **FLOOR PLANS**

- New vs. existing clearly distinguished
- Stair direction (up/down)
- Roof framing plan

**Acceptance of the plans specifications, and calculations by the Building Department acknowledges only the basic elements for review are present, and does not attest to their accuracy or compliance with local codes or ordinances.**

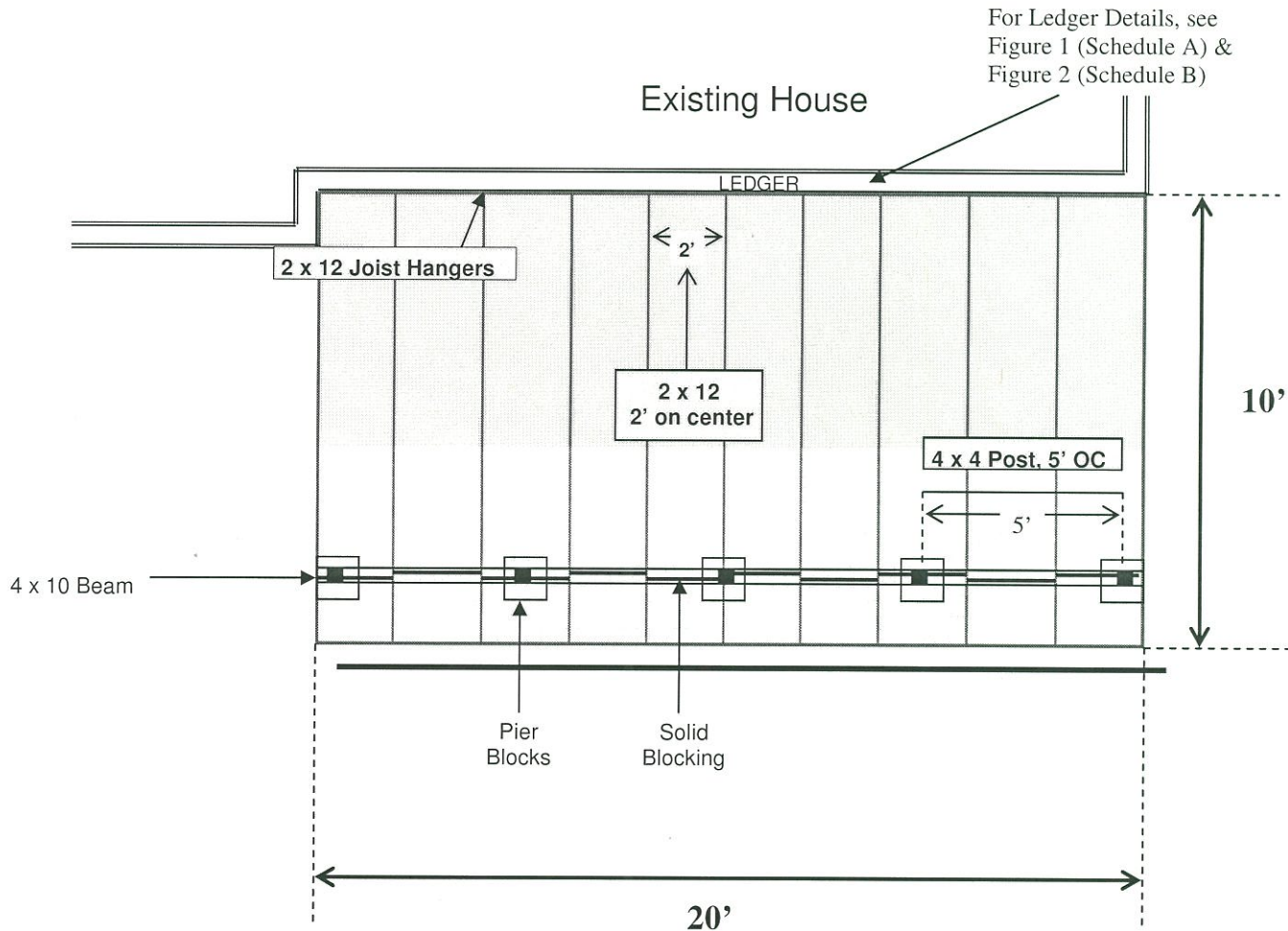
# SAMPLE PLOT PLAN



Scale: 1" = 20'

## SAMPLE PLAN VIEW

**ALL MATERIAL IS TO BE PRESSURE TREATED**



### **Metal In Contact With Treated Materials**

All Bolts, Washers, Nuts, Hangers, Strapping, Nails, and Other Fasteners in Contact With Treated Materials Shall be Hot Dipped Galvanized or Stainless Steel. IBC 2304.9.5

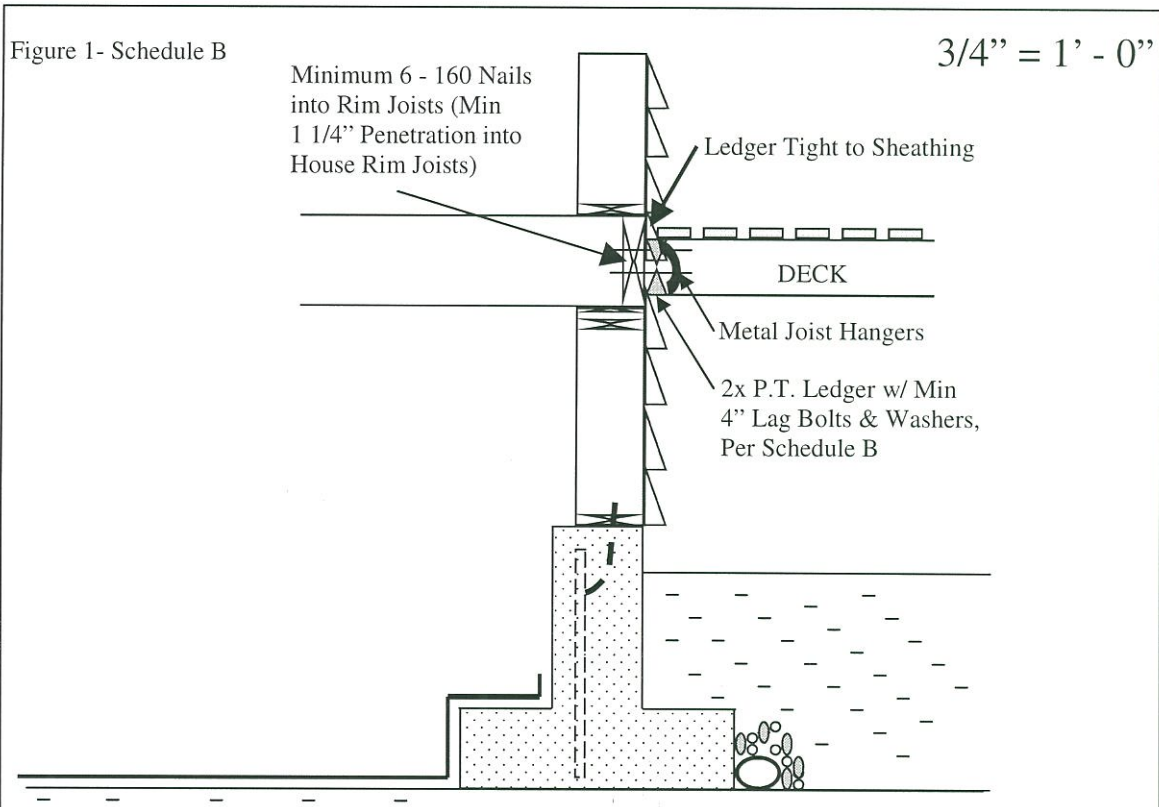
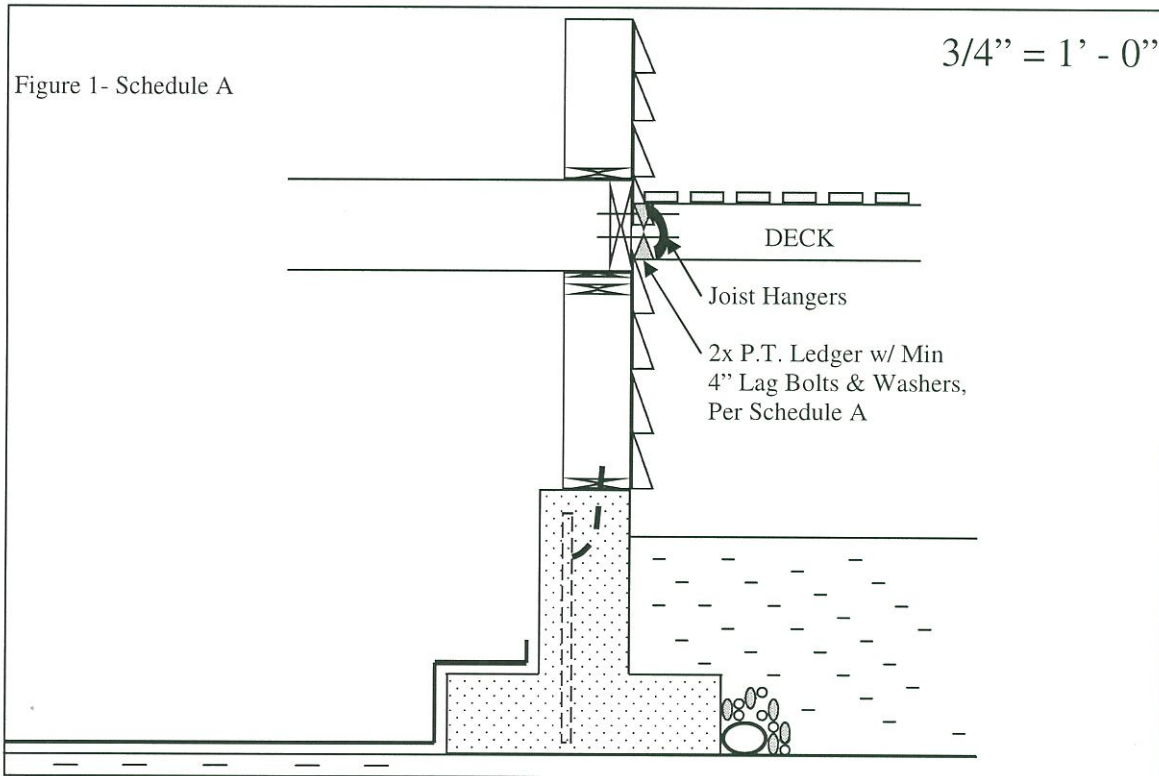
### **Wood Exposed to Weather**

All Wood Exposed to Weather Shall Be Pressure Treated or Have a Natural Resistance to Decay as Per IRC Section 319.1.2



# LEDGER DETAILS FOR DECKS

## Schedules A & B



### BOLT SCHEDULE "A" FOR DECK BANDS

2X TREATED HEM/FIR  
JST SPACES @ 16" OR 24" O.C.

JOIST SPAN	6'	7'	8'	9'	10'	11'	12'
1/2" BOLT	12"	12"	2 @ 16"	2 @ 16"	5"	7"	7"
5/8" BOLT	16"	12"	10"	9"	2 @ 16"	2 @ 16"	2 @ 16"
3/4" BOLT		16"	12"	12"	11"	10"	9"

### BOLT SCHEDULE "B" FOR DECK BANDS

2X TREATED HEM/FIR WITH JST HANGERS  
MIN 6 - 16d NAILS INTO RIM JSTS (1 1/4" MIN PENETRATION INTO HOUSE RIM JST)

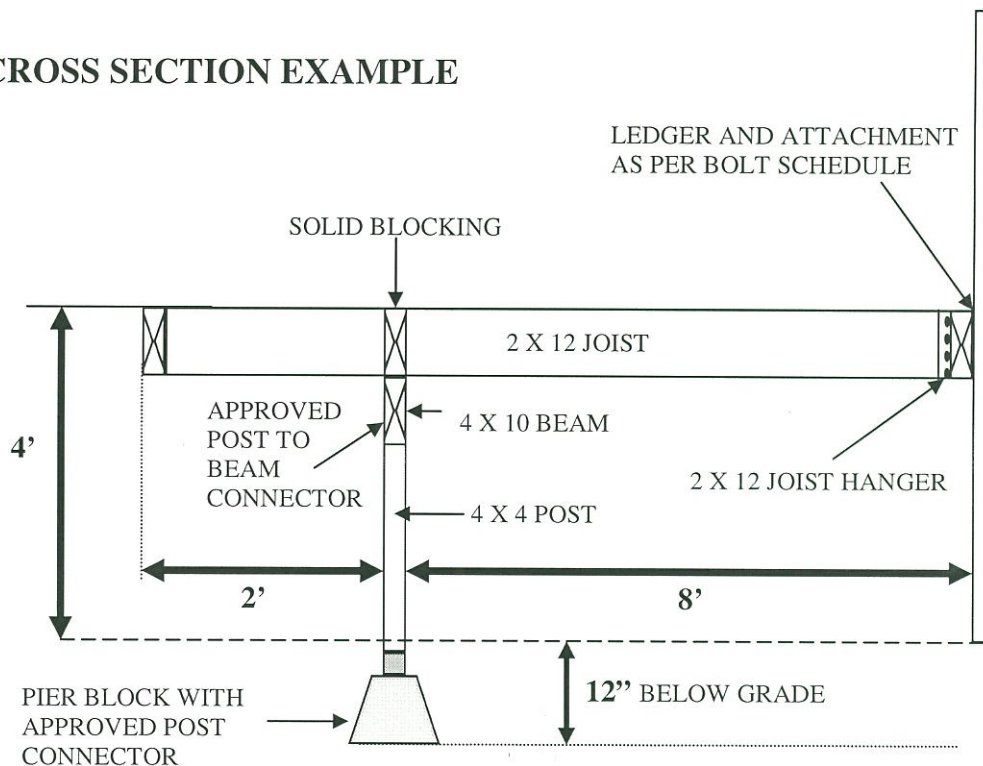
JOISTS @ 16" OC

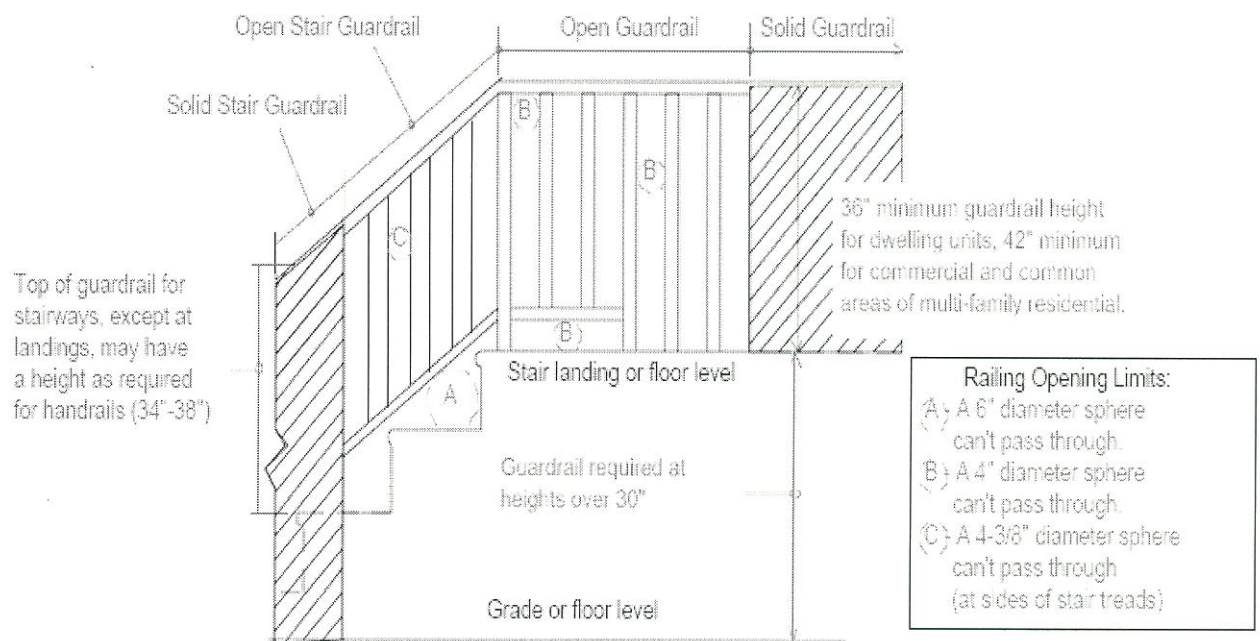
JOIST SPAN	6'	7'	8'	9'	10'	11'	12'
3/8" BOLT			36"	22"	16"		
1/2" BOLT			48"	32"	24"	18"	15"

JOISTS @ 24" OC

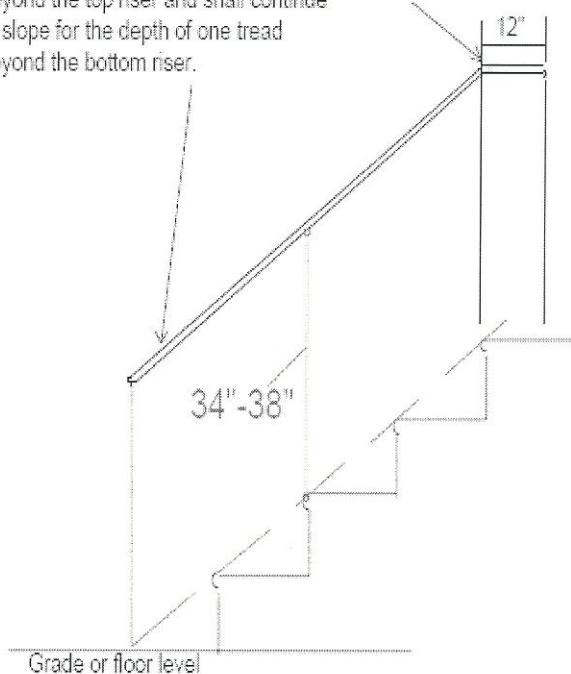
JOIST SPAN	6'	7'	8'	9'	10'	11'	12'
3/8" BOLT	32"	21"	15"				
1/2" BOLT	48"	30"	22"	16"	14"	12"	10"
5/8" BOLT		38"	28"	22"	18"	15"	13"
3/4" BOLT				24"	20"	16"	14"

### CROSS SECTION EXAMPLE



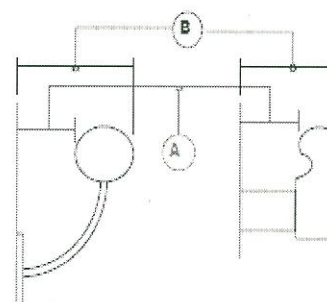
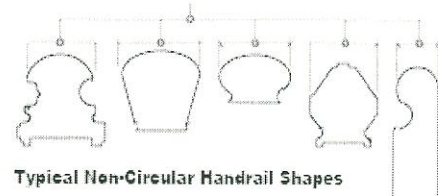


Handrail extensions are required on commercial and common areas of multi-family buildings. The extension length shall be at least 12" horizontally beyond the top riser and shall continue to slope for the depth of one tread beyond the bottom riser.

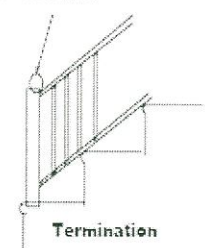


**Handrail Height and Extensions**

1-1/4" minimum - 2-1/4" maximum



**Wall Clearance**

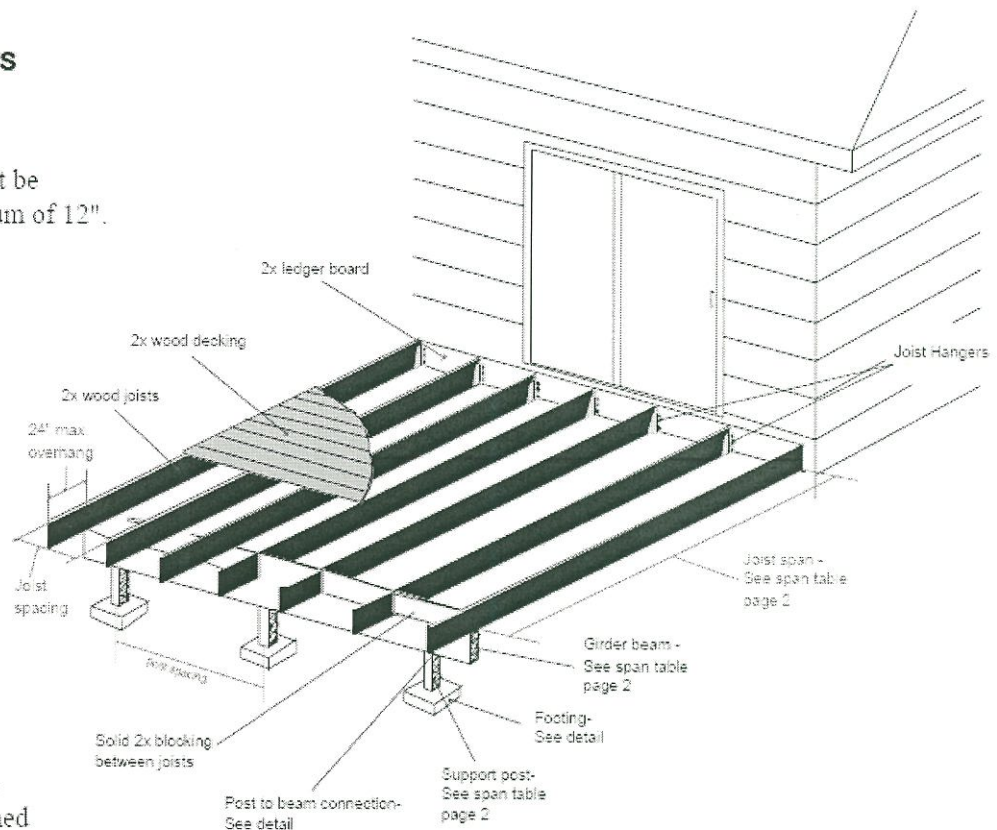




## General Building Code Requirements for Decks

1. The bottom of the footings must be extended below grade a minimum of 12".

2. Residential decks need to be designed for a 40-pound-per-square-foot live load. All parts of the deck (including horizontal members such as beams, joists, ledger boards and decking; and vertical members such as posts, poles, and columns) must be constructed of pressure-treated wood or approved wood with natural resistance to decay (such as redwood or cedar). Ledger boards must be bolted or lagged to the building and all connections between the deck and dwelling must be flashed with metal flashing.



3. Columns and posts exposed to the weather or to water splash must be supported by and connected to concrete piers or metal pedestals projecting above grade. Columns and posts in contact with the ground or embedded in concrete or masonry must be of special pressure treated wood approved for ground contact.
4. Decks should not overhang beams by more than two feet, nor should beams overhang posts by more than a foot at the ends unless a specific design is calculated. Floor joist spacing at 24" on center requires 2x decking, and floor joist spacing at 16" on center requires 1x decking.
5. All decks, balconies or porches, open sides of landings and stairs which are more than 30" above grade or a floor below must be protected by a guardrail not less than 36" high (42" for commercial or common areas of multi-family dwellings). Open guardrails and stair railings require intermediate rails or an ornamental pattern such that a ball 4" in diameter cannot pass through.
6. If a stairway is to be provided, it must be not less than 36" wide. Stairs may have an 7- $\frac{3}{4}$ " maximum rise (height) and a 10" minimum run (length). The largest riser height and tread run may not exceed the smallest corresponding riser height or run by more than  $\frac{3}{8}$  inch. Stair treads shall have nosings of at least  $\frac{3}{4}$ " but not more than 1- $\frac{1}{4}$ " unless the treads are 11" or more. The radius of the curvature at the leading edge of the tread shall be no greater than  $\frac{9}{16}$ ".
7. Handrails are required on all stairways having four or more risers. Handrails may not be less than 1.25" nor more than 2" in cross sectional area (diameter). Handrails must be installed not less than 34" nor more than 38" above the nosing (front edge) of treads and they must be returned to a wall or post at the ends.
8. Deck stairs (exterior stairways) shall be provided with a source of illumination at the top landing, controlled from within the dwelling or by automatic means.